

**WEST VALLEY CITY ENGINEERING & PLANNING DIVISIONS**  
**FINAL PLAT REQUIREMENT CHECKLIST FOR MAJOR & MINOR SUBDIVISIONS**

**Plat Requirements**

- ☐ Title shall include approved name and phase number of subdivision, 1/4 Section, Township and Range followed by words "West Valley City."
- ☐ Signed and sealed by surveyor.
- ☐ Total acres shown.
- ☐ Total number of lots given.
- ☐ Description agrees with drawing.
- ☐ Lot distances equal boundary and street distances.
- ☐ Written and graphic scales, and North arrow shown (North to top or right of sheet).
- ☐ Vicinity map.
- ☐ Monument, hydrant, and easement key/legend shown.
- ☐ Monuments shown at intersections, P.C. and P.T. or at P.I. if within roadway.
- ☐ Monument to monument, and monument to boundary bearings and distances to be labeled.
- ☐ Right-of-Way widths to be labeled at all PC & PT locations.
- ☐ Basis of bearing shown.
- ☐ Subdivision tied to section monument; oriented to two adjoining monuments.
- ☐ Point of beginning shown.
- ☐ Boundary clearly defined (solid heavy line).
- ☐ Ties to adjoining subdivisions shown and checked.
- ☐ Rights-of-way checked; streets within 200' of subdivision boundary to be shown.
- ☐ Proper approach angle on streets; intersections with major streets must dedicate right-of-way to chord.
- ☐ Public utilities and drainage easements (10' front and rear, 8' one side of each lot).
- ☐ Existing easements of record shown on plat.
- ☐ All curve data correct.
- ☐ All necessary distances included and bearings on streets.
- ☐ All lots to close to within 0.020'.
- ☐ Exterior closure within 0.010'.
- ☐ Lot area shown; smallest lots checked for area.
- ☐ Postal easements shown.
- ☐ Hydrants shown (existing and required).
- ☐ Checks with ownership plat; adjoining ownership shown.
- ☐ Street names shown and approved (non-linear streets to have alpha name as well as coordinates). Street names to be approved by Salt Lake County Auditor's office.
- ☐ Lot and street addresses required.
- ☐ Plat to be shown on 24"x36" sheet(s).

**Notes Required on Plat**

- ☐ A soils report in accordance with Section 7-19-604 of the West Valley City Ordinances has been prepared. Include name of geotechnical engineer or firm, report #, and date.
- ☐ Note indicating historical depth of high water table and elevation of lowest floor slab (min 3' above wt). Include table showing finished floor elevation for each lot referenced to finished TBC (based upon soils report findings).
- ☐ Identify lots where easements for special drainage facilities will be required.
- ☐ Off-set pins to be placed in the back of the curb and 5/8" x 24" rebar with numbered survey cap to be placed at all rear corners prior to any occupancy.
- ☐ Building permits will not be issued for any structure until 1) asphalt paving is installed; and 2) fire hydrants are installed, approved & charged.
- ☐ This area is adjacent to Agriculturally Zoned property and is subject to the normal, everyday sounds, odors, and all other aspects associated with an agricultural lifestyle (If adjacent to A zones).

**Additional Requirements**

- ☐ Traffic impact study for any subdivision which generates 50 or more peak hour trips, contact Erik Brondum, 963-3406 for requirements.
- ☐ Completion of Utah Pollutant Discharge Elimination System (UPDES) permit required.
- ☐ West Valley City Storm Water Management Permit required.
- ☐ Final plat will not be approved prior to approval of plan and profiles by City Engineer.
- ☐ Current soils report required.
- ☐ The subdivider shall install a six-foot nonclimbable chain link fence along all canals, waterways, non-access streets, open reservoirs or bodies of water, railroad rights-of-way, property in agricultural use or zoned for agricultural use and other such features of potentially hazardous nature on, crossing, or contiguous to, the property being subdivided.
- ☐ Letters from all utility companies indicating their review and approval of plat.

***A \$50.00 multiple re-check fee will be charged for multiple reviews of the same plat.***

**I certify that I have addressed the items in the preceding checklist. I understand that incomplete plats will be returned without review and a \$50 recheck fee will be required.**

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Authorized Signature